



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Cllr D Jones**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: info@houghtonregis-tc.gov.uk

Date: 7th July 2026

To: Members of the Planning Committee

Cllrs: D Jones (Chair), E Billington, J Carroll, E Cooper, M Herber, C Slough, Vacancy

(Copies to other Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **13th July 2026 at 7.00pm.**

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

All attendees are reminded that this meeting must be conducted in a respectful and considerate manner. Comments should remain appropriate and non-defamatory, as behaviour that undermines dignity, respect, or integrity will not be permitted

Clare Evans
Town Clerk

THIS MEETING MAY BE RECORDED¹

Agenda

1. APOLOGIES AND SUBSTITUTIONS

2. QUESTIONS FROM THE PUBLIC

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

¹ This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis-tc.gov.uk>

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

The use of images or recordings arising from this is not under the Council's control.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

4. MINUTES

Pages 5 - 9

To approve the Minutes of the meeting held on the 22nd June 2026.

Recommendation: To approve the Minutes of the meeting held on 22nd June 2026 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/26/01691/RM (click for more details)	Reserved Matters: following Outline Application CB/12/03613/OUT (for the erection of 52 dwellings with associated car parking, landscaping, drainage and open space). Approval of access, appearance, landscaping, layout and scale Parcel 6 Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/26/01262/FULL (click for more details)	Erection of a single storey side extension. Demolition of garages East Ocean Fish & Chip Bar, 4 Bedford Road, Houghton Regis, Dunstable, LU5 5DJ
CB/26/00469/FULL (click for more details)	Erection of a self-build end-terrace dwelling Land adjacent to 6 Buddleia View, Houghton Regis, Dunstable, LU5 5TQ
CB/26/01837/ADV (click for more details)	Advertisement: Two fascia vinyl signage and one illuminated projecting sign All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ
CB/26/01533/FULL (click for more details)	Conversion and extension of the existing store, into a bar area for the clubroom. Construction of a detached timber pergola Pavillion, Moore Crescent Sports Ground, Moore Crescent, Houghton Regis

Members are advised that this application is for noting as the application in on behalf of Houghton Regis Town Council.

For noting

[CB/26/01765/GPDE \(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 4.0m beyond the rear wall of the original dwelling, maximum height of 3.7m & 2.9m to the eaves
98 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JB

[CB/26/01948/DOC \(click for more details\)](#)

Discharge of Condition 20, against planning permission ref. CB/12/03613/OUT

Houghton Regis North Site 1, Sundon Road, Houghton Regis

[CB/26/02017/GPDE \(click for more details\)](#)

Prior Notification of Householder Extension: Single storey rear extension, 6m beyond the rear wall of the original dwelling, maximum height of 3m & 3m to the eaves.

81 Leaf Road, Houghton Regis, Dunstable, LU5 5JG

[CB/26/01960/DOC \(click for more details\)](#)

Discharge of Condition 16, against planning permission ref. CB/25/03234/RM

Parcel 7 and 8 in area 4 at Linmere, Houghton Regis North, Dunstable

[CB/26/01961/DOC \(click for more details\)](#)

Discharge of Condition 4, against planning permission ref. CB/25/03234/RM

Parcel 7 & 8 of area 4 Linmere, Houghton Regis North, Dunstable

[CB/26/01749/LDCP \(click for more details\)](#)

Lawful Development Certificate Proposed: Internal alterations to an existing building

Amazon, Unit 2, Baytree Park, Grendall Lane, Houghton Regis, Dunstable, LU5 6GJ

[CB/26/01923/SDOC \(click for more details\)](#)

Discharge of Section 106 Agreement attached to planning permission CB/25/02485/RM - Discharge of Fourth schedule, Paragraph 1.2 of the S106 Agreement dated 2nd June 2014. Submission of a sub area affordable housing delivery plan.

Parcels 1 & 2 of phase 3B, Linmere, Houghton Regis North 1

(b) Decision Notices

Permissions/Approvals/Consents:

None at time of going to print.

Refusals:

[CB/25/02182/FULL \(click for more details\)](#)

Change of use from Class E to Place of Worship Class F1 (retrospective)

23-25 Bedford Square, Houghton Regis, Dunstable, LU5 5ES

Withdrawals:

None at time of going to print.

6. PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications have been received for consultation and fall within delegated authority. In accordance with the Committee's Terms of Reference, these items do not require discussion unless a member has requested they be referred to committee. They are therefore recommended for approval.

[CB/26/01474/FULL \(click for more details\)](#)

Erection of garden outbuilding with roof light (retrospective)
1 Bankside Close, Houghton Regis, Dunstable, LU5 6JF

[CB/26/01958/FULL \(click for more details\)](#)

Erection of a single storey rear/side extension
139 Leafields, Houghton Regis, Dunstable, LU5 5LU

[CB/26/01793/FULL \(click for more details\)](#)

Single storey clad link between two existing units (B2 / B8 / E(g))
Unit 2 and Unit 44, Humphrys Road, Dunstable, LU5 4TP

[CB/26/01807/FULL \(click for more details\)](#)

Demolition of existing conservatory, erection of single storey rear extension, conversion of garage into habitable accommodation, and associated internal and external alterations, rooflights
21 Conway Close, Houghton Regis, Dunstable, LU5 5SB

7. INCOME AND EXPENDITURE REPORT

Page 10

Members are requested to note the attached Income and Expenditure Report for the Planning Committee.

Members are advised that the Neighbourhood Plan Implementation Sub-Committee will require additional expenditure in November to support the work of Sally Chapman, the Town Council's Planning Consultant.

Funding for this expenditure will be met through a virement from budget code 401/4059 to 401/4062.

This information is for noting

8. PLANNING APPEAL – Dismissal [CB/26/00217/FULL](#) (click for more details)

Members are advised that planning application CB/26/00217/FULL has been dismissed. Two storey side/rear extension, 9 Watervale, Houghton Regis, Dunstable, LU5 6FY

This information is for noting

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HOUGHTON REGIS TOWN COUNCIL

Planning Committee Minutes of the meeting held on 22nd June 2026 at 7.00pm

Present: Councillors: D Jones Chairman
E Billington
E Cooper
C Slough

Officers: Louise Senior Head of Democratic Services
Amanda Samuels Administration Officer

Public: 1

Apologies: Councillors: J Carroll
M Herber

13602 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Councillor Carroll and Councillor Herber.

13603 QUESTIONS FROM THE PUBLIC

None.

13604 SPECIFIC DECLARATIONS OF INTEREST

None.

13605 MINUTES

To approve the Minutes of the meeting held on the 2nd June 2026, and to receive the draft minutes from the Neighbourhood Plan Implementation Sub-Committee meeting held on 26th May 2026.

Members were requested to note item 2 of the resolve of the Neighbourhood Plan Implementation Sub-Committee (Minute NPISC23) which stated that explicit reference to the Neighbourhood Plan should be made when considering planning responses.

Resolved: To approve the Minutes of the meeting held on the 2nd June 2026, and to receive the draft minutes from the Neighbourhood Plan Implementation Sub-Committee meeting held on 26th May 2026.

13606 PLANNING MATTERS

(a) The following planning applications were considered:

[CB/26/01526/FULL](#)
[\(click for more details\)](#)

Outbuilding conversion to annexe with two rooflights.
4A Bedford Road, Houghton Regis, Dunstable, LU5 5DJ

Comments: Members noted that, while the archaeological report indicated that there was ‘unlikely to be a major impact upon surviving archaeological items’, the location of the site meant that the discovery of heritage assets could not be dismissed.

Members raised concerns regarding the purpose of the annex and whether it would raise any issues in regard to planning regulations.

Houghton Regis Town Council raised no objection to this application.

Noted:

[CB/26/01619/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission
CB/21/03369/FULL (Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access) Amendment sought to conditions 13 and 14 from pre-commencement conditions to pre-occupation conditions.
Highways improvements are not required until occupation, when infrastructure and use will be intensified.
Hand Post Field north of Thorn Road Houghton Regis

[CB/26/01620/NMA](#)
[\(click for more details\)](#)

Non-Material amendment to planning permission
CB/21/03369/FULL (Residential development of 57 affordable dwellings with associated works including the re-configuration of the roundabout to create a fourth arm and form the vehicular access) Amendment sought to condition 34 approved drawings to show the inclusion of a Sub-Station
Hand Post Field north of Thorn Road Houghton Regis

[CB/26/01747/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission
CB/17/05799/RM (Reserved Matters: Appearance. Landscaping. Layout and Scale relating to the erection of Use Class B8 storage and distribution facility with ancillary office and associated development including highways works, parking and servicing arrangements and landscaping - Site A, Unit A) Amendment sought: Proposed non-material amendment for the layout of the consented sprinkler tanks and pumphouse.
Baytree Park, Grendall Lane, Houghton Regis, Dunstable, LU5 6GJ

[CB/26/01694/DOC](#)
[\(click for more details\)](#)

Discharge of Condition(s) 8,20,25,26,29,32,33 and 35 against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans)

Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
Phase 1, Parcel 6

[CB/26/01626/DOC](#)
[\(click for more details\)](#)

Discharge of Condition 19 against planning permission ref. CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.)

Phase 3B Parcels 1 and 2, Houghton Regis North Site 1, Houghton Regis, Bedfordshire

[CB/26/01772/DOC](#)
[\(click for more details\)](#)

Discharge of Conditions 2 to 6, 15, 17 to 21, 23 and 24 against planning permission ref. CB/25/03400/RM (Reserved Matters: following Outline application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.). Approval of Access, Appearance, Landscaping, Layout and Scale for 259 dwellings and associated works.)
 Phase 4, Parcels 4 and 5 - Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

[CB/26/01699/NMA](#)
[\(click for more details\)](#)

Non-material amendment to planning permission CB/25/03104/FULL (Erection of a two storey rear extension, first and second floor side extension, hip to gable, rear dormer rooflights to the front, two rear juliet balcony's. A front porch, and associated external alterations) Amendments sought: Substitution of bifold doors with standard fenestration (French doors and window) and the installation of a flush skylight
 44 Leafields, Houghton Regis, Dunstable, LU5 5LX

Permissions / Approvals / Consents
 None received.

Refusals:
 None received.

Withdrawals:
 None received.

13607 PLANNING APPLICATIONS – DELEGATED AUTHORITY

The following planning applications had been received for consultation and fell within delegated authority. They were recommended for approval:

[CB/26/01272/FULL](#)
[\(click for more details\)](#)

Rear ground infill extension to the undercroft
 Whistlebrook Stud, Sewell Lane, Sewell, Dunstable, LU6 1RP

- [CB/26/01558/FULL](#)
[\(click for more details\)](#) Erection of a two storey side extension, roof lights, removal of shed
161 Conway Close, Houghton Regis, Dunstable, LU5 5SD
- [CB/26/01382/FULL](#)
[\(click for more details\)](#) Single storey rear extension and garage conversion
122 Leafields, Houghton Regis, Dunstable, LU5 5LX
- [CB/26/01689/FULL](#)
[\(click for more details\)](#) Replacement 2.5m high boundary fence
5 Buttermilk Close, Houghton Regis, Dunstable, LU5 6UN

The Chairman declared the meeting closed at 7.12pm

Dated this 13th day of July 2026

Chairman

DRAFT

Detailed Income & Expenditure by Budget Heading 07/07/2026

Month No: 3

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available
<u>401 Growth Area</u>					
4059 OTHER PROFESSIONAL FEES	0	800	800	1,350	(550)
4062 Neighbourhood Plan	0	800	800	825	(25)
Growth Area :- Indirect Expenditure	<u>0</u>	<u>1,600</u>	<u>1,600</u>	<u>2,175</u>	<u>(575)</u>
Net Expenditure	<u>0</u>	<u>(1,600)</u>	<u>(1,600)</u>		
Grand Totals:- Income	0	0	0		
Expenditure	0	1,600	1,600	2,175	(575)
Net Income over Expenditure	<u>0</u>	<u>(1,600)</u>	<u>(1,600)</u>		
Movement to/(from) Gen Reserve	<u>0</u>	<u>(1,600)</u>	<u>(1,600)</u>		